

LEVEL IV WEB BER

REPORT

GSA

GSA, REPAIR AND ALTERATION BRANCH (9PTR)

450 Golden Gate Avenue, 3rd Floor East

San Francisco, California 94102

Mr. David H. Lee



BUILDING ENGINEERING REPORT

of

HAWTHORNE FEDERAL BUILDING

BUILDING NUMBER : CA0224ZZ

15000 Aviation Boulevard

Hawthorne, California 90250

PREPARED BY:

EMG Corporate Center

GSA Contract # GS10F0137J

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EMG Project #: 129127

Date of Report: August 10, 2005

Date of Site Visit: May 17, 2005 through May 19, 2005

EMG

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CERTIFICATION

EMG has completed a Building Condition Assessment (BCA) in order to prepare a GSA Level IV web based Building Engineering Report (BER) of the subject property, Hawthorne Federal Building located at 15000 Aviation Boulevard in Hawthorne, California 90250.

The BCA was performed in accordance with the GSA Scope of Work supplied by the Client.

The conclusions and recommendations presented in this report are based on review of the plans and records made available to our Project Managers during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Managers' walk-through observations during the site visit, and our experience with similar properties. In addition, EMG may engage sub-contractors to complete physical inspections of the facility's sub-systems.

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed. This evaluation did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. There may be defects at the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report is exclusively for the use and benefit of the Client identified on the first page and is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose, without the advance written consent of EMG. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the Client and EMG.

Any questions regarding this report should be directed to John R Eybs at (800) 733-0660, Ext. 6664.

Report Prepared by:

(b) (6)

Project Manager

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Project Manager

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Project Manager

Reviewed by:

(b) (6)

Program Manager

The following contractors were utilized in the preparation of this BER.

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1. EXECUTIVE SUMMARY

1.1. PROPERTY DESCRIPTION AND SUMMARY

The U.S. General Services Administration (GSA), otherwise known in this report as the "Client", contracted with EMG to conduct a comprehensive Building Condition Assessment (BCA) consisting of field observations, document review and related due diligence tasks of the subject property, Hawthorne Federal Building located at 15000 Aviation Boulevard in Hawthorne, Los Angeles County, California. The BCA was performed on May 17, 2005 through May 19, 2005.

The office building consists of one, 6-story building containing 216,103 square feet and is occupied by single tenant, the Federal Aviation Administration. The building also includes a cafeteria, child care facility and a credit union. The child care facility includes an exterior play area. The site area is approximately 14.42 acres. Construction of the property was completed in 1973.

Generally, the subject property was constructed within industry standards, has been well maintained over recent years, and appeared to be in good to fair overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of site lighting, HVAC and fire sprinkler renovations. Supporting documentation was not provided in support of these claims but some of the work is evident throughout the building.

EMG and the Client have reviewed this information as it relates to observations made while on site and in preparation of this Level IV Web BER. EMG's cost evaluation takes into consideration the previous improvements, the quality and level of maintenance and workmanship at the subject property.

(b) (4)

Category-Priority	1- Immediate/ First Year	2- Within Years 1-2	3- Within Years 3-5	4- Within Years 5 +	5- Does Not Meet Current Codes	Total
Accessibility	(b) (4)	(b) (4)	\$0	\$0	\$0	(b) (4)
Air & Water Quality	(b) (4)	\$0	\$0	(b) (4)	\$0	(b) (4)
Appearance	\$0	(b) (4)	\$0	\$0	\$0	(b) (4)
Asbestos	\$0	(b) (4)	\$0	\$0	\$0	(b) (4)
Beyond Rated Life	\$0	(b) (4)	\$0	\$0	\$0	(b) (4)
Building Cost	(b) (4)	(b) (4)	\$0	\$0	(b) (4)	(b) (4)
Functionality	(b) (4)	(b) (4)	(b) (4)	\$0	(b) (4)	(b) (4)
Integrity	(b) (4)	(b) (4)	(b) (4)	\$0	\$0	(b) (4)
Life/ Safety	(b) (4)	(b) (4)	\$0	\$0	(b) (4)	(b) (4)
Maintenance	\$0	\$0	\$0	(b) (4)	\$0	(b) (4)
Reliability	\$0	(b) (4)	(b) (4)	\$0	\$0	(b) (4)
Security	(b) (4)	\$0	\$0	\$0	\$0	(b) (4)
Total	(b) (4)	(b) (4)	(b) (4)	(b) (4)	(b) (4)	(b) (4)

Also included at the end of this Section is a summary table of the costs by Category and Building System. The tables located in the appendices provide a Cost Summary with one-line requirement listings by system with individual requirement/action costs and total cost by system. Individual building components and/or prime building systems that were observed and determined not to have any requirements are identified to be in good working order and condition. Additional requirement summary reports sorted by priority, category and system are provided in various combinations

GSA's Property Management typically completes the build out of the tenant spaces and the construction cost is recaptured by individual tenant rent adjustments over the term of the lease.

According to property management personnel, based on the typical lease agreement, all interior and exterior components relating to each tenant space, including the roof, exterior walls, the parking lot and related facilities, are the responsibility of the GSA to maintain, repair, or replace. This responsibility also extends to any exterior mechanical, electrical, or plumbing equipment that services the tenant space, such as rooftop HVAC units and wall-mounted electrical equipment. Tenant improvements include interior lighting, flooring, and partitions which the tenant is responsible for the costs.

Weather conditions at the time of the site visit were clear, with temperatures in the 70s (°F) and light winds.